

**JOINT ANTELOPE VALLEY AUTHORITY**

**Citizen's Committee**

**Meeting**

**March 27, 2001**

Meeting Began at: 8:35 a.m.

Meeting Ended at: 10:05 a.m.

Board Members Present: Glenn Johnson

Citizen's Committee Members Present: Randy Stramel, Richard Krueger, Delores Lintel, James Mastera, Robert Campbell, Pamela Mankse, LuAnn Finke

Citizen's Committee Members Absent: Mike Morosin, Beth Thacker

Others Present: Roger Figard, Amy Cornelius, Wynn Hjermstad, Paul Zillig, Jack Lynch, Bruce Sweney, Jim Cook, John Olsson, Bob Wolf, Lynn Johnson, J.J. Yost, Kent Seacrest

**Order No. 00-01 - Call Meeting to Order - Glenn Johnson**

**Glenn Johnson** welcomed everyone to the meeting. The Citizen's Committee was requested to review and provide input and feedback on significant refinements of the drawings as the design work is moving forward.

**Order No. 00-02 - Review of the Draft Functional Drawings for Antelope Valley Project.**

**Rick Herrick** went over the design process and how they went from the conceptual design to a functional design. He stated that the functional design is basically an engineering design. Conceptual design is about 10% and functional design is approximately 30% of the total design process. Since the functional design is basically an engineering design, there are many things that haven't been looked at, such as the aesthetics of the project.

Herrick talked about the roadway and channel, noting that there have not been many changes in these plans. The current functional design plans are those that have been defined as part of Phase I Antelope Valley Projects basically, everything west of 27<sup>th</sup> Street plus the Northeast Community Park.

Herrick describes the routes of the roadways and major intersections. There are few differences between the functional design plans and the conceptual roadway plans. Some of the changes are in relationship to State Fair Park and an access road around the Devaney Center. Those changes were made based on coordination with the Athletic Department and the State Fair Park along with their Master Plan. In the functional design plans, we have begun to show drive-ways.

Rick Krueger asked if the one-way pairs concept north of O St., along 19<sup>th</sup> St. had been resolved with the Council? Herrick thought it had been resolved and would not need to be re-visited.

**Bob Wolf** discussed the Channel project, which runs from Salt Creek to the north of State Fair Park up to near Lincoln High School. The basic objective is to get rid of the 100 year flood plain south of the railroad that is roughly 4 -5 blocks wide and contain it within the channel.

This channel component can be looked at in basically three pieces; the area to the south of N St., the area between N St. and Vine St., and north of Vine St. to Salt Creek. The general design configurations and level of aesthetic

development and use vary with these sections.

There have been a few changes made in the functional design plans, primarily in response to design recommendations from the Corps of Engineers. These changes include:

- Flattening the channel slopes to 3:1 and increasing the bottom width from the BNSFRR to Salt Creek.
- Flattening the channel slopes and increasing the bottom width Vine Street to the BNSFRR and additional retaining walls between the channel and the roadway involving and additional UNL building.
- Increase in the extent of 6:1 slopes from "O" Street to Vine Street.
- Flattening the slopes to 2.5:1 from "J" Street to the conduit entrance.

Robert Campbell inquired about the area downstream from the railroad tracks and whether the slopes would be flat enough to create some new useable green space? Wolf replied that 3 to 1 can be walked on and mowed, but probably couldn't be played on. Campbell said that his concern would be for maintenance appearance and use.

Delores Lintel asked about the new addition of the retaining wall from approximately Y St. to Vine St. Lintel asked if that was similar to what was near the Beadle Center and it would separate the roadway from the waterway. Wolf stated that it would be a 10-12 foot vertical wall from the shoulder of the road down to the slope of the water and would be architecturally treated as well.

Randy Stramel asked about the height of the major overpass above grade? Wolfe said it was approximately 40 feet. Stramel inquired as to whether anyone had thought about the shadow that would be cast into the neighborhood? Stramel felt that it could dramatically change the property in that area. Wolf agreed that it would be worth taking another look at that area.

**Lynn Johnson** from Parks and Recreation discussed the Northeast Community Park. The initial phase of construction would involve the area bounded by the Adams connector and Huntington connector. The program for this park is essentially a community park and an active recreation facility. Part of the timing and programming of this project is necessitated by the fact that the roadway and the waterway displaces three recreation and activity fields on the University campus. It would be a joint use facility, so that during the school year, campus recreation manages and programs the fields while during the summer, Parks and Rec programs the fields. The design concept is similar to that being developed at Densmore Park with four lighted softball fields in the middle of the park, a lighted multipurpose playfield in the western portion of the park, and a multipurpose playcourt in the far southeastern corner of the park. There would be a restroom and picnic shelter in the southwestern portion of the park. The playground was renovated and would be expanded to meet community park standards. The parking lot would be located in the northeastern portion of the park primary access off of 33<sup>rd</sup> St. to try to minimize and avoid traffic and parking within the neighborhood. The park will be developed to at least provide for a no net loss of flood storage.

The existing trail would be relocated to the southern end of the park and would be landscaped, bermed and fenced. There has been discussion about combining the bike trail and the sidewalk into one facility.

**Jack Lynch** talked about the East Downtown Community Park and Trago Park.

**The East Downtown Community Park** includes the blocks between AO@ Street and AR@ Street, from 21<sup>st</sup> Street to 22<sup>nd</sup> Street. Generally, the east side of the channel, which abuts the residential neighborhood, is passive with the bike trail and informal setting areas and lawn play areas.

The west side of the channel, which abuts the established downtown, is more pedestrian oriented and provides multiple areas for downtown events and activities. The first block, from AO@ Street to AP@ Street, consists of a sidewalk plaza at street level which will provide noon time and evening areas to sit and watch people, have lunch, and just enjoy various activities. There is a large water wall or fountain which will cascade water down some 14-16 feet creating some Awhite noise@ to mask activity along AO@ Street and create a visual element with up lighting for night time interests and freeze the fountain in the winter time for an Aice sculpture.@ Within this block numerous opportunities will be provided to sit or walk at various levels to enjoy noontime, the evening, weekends, the seasons and anytime. Opportunities will be provided to cross the channel and experience both sides.

The second block between AP@ Street and AQ@ Street is designed to be an active people place. Again, at the street level large public plazas will be provided to accommodate a variety of activities and become a people place. Within the plaza will be a small building which might provide restrooms, storage, information kiosk, transit and possibly offer concession opportunities for snacks and drinks. The plaza will provide an overlook onto the activities at the lower levels. Down some 8 to 10 feet will be another plaza. This plaza will provide an interactive water feature where children of Aall@ ages can get wet and have fun. During the winter this plaza is frozen and ice skating can occur. Under the overlook area a warming area will be provided. Again, there will be numerous opportunities at a variety of levels to experience the various activities and the variety of spaces from large people places to the smaller people places where conversations can occur or a place to just sit by yourself and contemplate the world.

The third block, between AQ@ Street and AR@ Street, is the entertainment block. Again, at the street level, large pedestrian plazas will be provided with the intent to provide areas for events and performance areas. The major element within this block will be a major amphitheater for major events. The amphitheater will provide seating for approximately 1000-1200 people to lay out a blanket and have picnic lunches while watching or listening to performances. This amphitheater could provide an opportunity to stage concerts, plays such as Shakespeare in the Park or movies at night for families.

Again, there are opportunities to cross the channel and watch and/or listen to performances on the east bank.

Within this three-block areas there are numerous trails, walks and plazas and people places. People can walk and bike along the channel along both sides and continue both north and south along the entire channel.

Trago Park, which lies north of East Downtown Community Park, will see a variety of enhancements. Trago Park will grow in size by the addition of park land along the channel. This land, while sloping into the channel, will provide two additional informal play fields and general passive areas for pick-up games and informal play. Two plazas will be added. One plaza, which will provide a

sitting and viewing opportunity across the channel from the Aart wall, which will be constructed between the roadway and the channel just south of Vine Street. The other plaza will be constructed at the corner of 22<sup>nd</sup> Street and AS<sup>th</sup> Street. This corner has historic significance for the African-American community. The Doo-Wop corner will provide a recognition to the activities that use to take place at this corner. Additional enhancements within Trago Park will include clean up and rehab of the existing court areas and play ground.

**Kent Seacrest** discussed the outline for the community revitalization planning process which will prepare a Community Redevelopment Plan based upon two related geographic areas: an EAST DOWNTOWN Community Redevelopment Plan Component and a NEIGHBORHOOD Community Redevelopment Plan Component. The EAST DOWNTOWN area comprises the mixed-use commercial and residential areas immediately east of S. 17th Street to 22nd Street. The NEIGHBORHOOD Community Redevelopment Plan Component will include portions of the North Bottoms, Clinton, Malone, Woods Park and Near South Neighborhoods that are in close proximity to the University of Nebraska-Lincoln City Campus, Downtown Lincoln and the new proposed EAST DOWNTOWN area.

The Community Redevelopment Plan elements most likely will include: East Downtown Market Study; Public Policy Research Activities; Parking; Tax Increment Financing; Building Codes; Redevelopment Plan (10-20 year Plan); Public Finance; Action Plan (First 3-5 year Plan); Request For Proposals (RFP); Blight and Substandard Studies; Housing Relocation Plan; Regulatory Review; Grant Writing; Public Review; and Redevelopment Assistance.

The planning activities are scheduled to kick off this summer and take at least six months to complete. Members of the JAVA Citizen Committee will be asked to serve on a subcommittee with other interested citizens to provide input to the Study Team and review to the Community Revitalization Plan and its work products.

The Citizen Committee asked several clarification questions. Randy Stramel's raised planning and resource concerns regarding the North Bottoms Neighborhood. Kent stated the Study Team was working closely with the City of Lincoln Urban Development Department on finishing a North Bottoms Neighborhood Focus Area Plan. This work product would then be expanded by the Study Team when addressing the above described Community Revitalization Plan elements for the North Bottom Neighborhood.